



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

FEBRUARY 5, 2004

PRESENT: Cain, Fruit, Kennett, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder and Associate Planner Tolentino

REGULAR MEETING

Chair Martin called the meeting to order at 7:05 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Martin opened/closed the public hearing.

MINUTES:

**JANUARY 15,
2004**

BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE THE JANUARY 15, 2004 MINUTES, WITH THE CORRECTION OF A TYPO ON PAGE 3, ITEM NO. 7. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: CAIN
ABSENT: NONE

SUBCOMMITTEE ACTIONS:

1. Vineyard – Nob Hill
2. Monterey – Jasmine Square
3. Concord – US Tech Ceramic
4. Sunnyside – Quail Creek
5. E. Dunne – Ho

THE BOARD DID NOT HAVE COMMENTS ON THE SUBCOMMITTEE ACTIONS.

BOARD MEMBER KENNETT STEPPED DOWN.

CONSENT CALENDAR:

6. **SITE REVIEW, SR-03-21: TENNANT-CINELUX THEATERS:** A request to approve a new entrance and marquee sign for the Cinelux Movie Theaters located at Tennant Station on Tennant Ave. in Planned Unit Development (PUD) zoning district.
7. **SITE REVIEW, SR-03-19: DEWITT-MARRAD:** A request for site, landscape and architectural plan approval for the construction of a 4-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD.
8. **SITE REVIEW, SR-02-20: DEWITT-MARQUEZ/GLUHAICH:** A request for site, landscape and architectural plan approval for the construction of a 5-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD.

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE ALL ITEMS ON THE
CONSENT CALENDAR.**

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, FRUIT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT

BOARD MEMBER KENNETT RETURNED TO HER SEAT.

OLD BUSINESS

9. **PLAN DETAIL REVIEW, SITE REVIEW SR 03-04: CONDIR-THE FORD STORE:** A request for approval of a revised landscape plan and a photometric plan for the Ford Dealership. Board review and approval of the plans are required as a condition of approval of Site Review application number SR 03-04: Condit-The Ford Store.

BOARD MEMBERS FRUIT/CAIN MOTIONED TO APPROVE BY MINUTE ACTION, WITH THE FOLLOWING CHANGES TO THE RECOMMENDATIONS:

1. Site lighting shall be allowed at a maximum height of 20 ft.
2. Berming required along Highway 101 frontage can be eliminated.
3. Eliminate the use of evergreen trees along Highway 101 frontage.
4. Halogen spot lights directed at the building should be eliminated. Alternative types of building accent light may be reviewed by the Subcommittee.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

BOARD MEMBER MARTIN STEPPED DOWN.

NEW BUSINESS:

10. **SITE REVIEW, SR-03-24: PEET-LUPINE:** A request for site, architectural and landscape plan approval for a 90-unit single-family development on an approximate 61-acre site. The subject site is located at the northeast corner of Cochrane Rd. and Peet Rd. in an R-1(12,000) zoning district

BOARD MEMBERS FRUIT/KENNETT MOTIONED TO CONTINUE THE ITEM TO THE MARCH 4 MEETING.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

BOARD MEMBER MARTIN RETURNED TO HIS SEAT.

11. **SITE REVIEW AMENDMENT, SRA-02-19: DEPOT - GRANARY**: A request to amend conditions of approval regarding the type of street light fixtures and selection of a street tree in conjunction with a proposed remodel and conversion of the former Isaacson Grains building to a commercial office building. The project is located at 17500 Depot.

BOARD MEMBERS PYLE/CAIN MOTIONED TO APPROVE RESOLUTION NO. 04-004, WITH THE FOLLOWING MODIFICATION OF SECTION 3, CONDITION NO. 10:

~~10. Replace the Malus crab apple (street tree) with a large canopy deciduous tree as recommended in the Draft Downtown Plan.~~ The installation of street trees may be deferred along the project frontage until after the over head utilities are placed under ground. Ornamental grasses or other type of landscaping shall be installed as within the planter areas as interim landscaping.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ANNOUNCEMENTS:

Handbook workshop postponed to February 19 meeting.

Municipal Code changes required before alternate member may be added to the Board.

Board member to serve on the RDCS criteria update committee

ADJOURNMENT: Chair Martin adjourned the meeting at 8:23 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator